

ORDINANCE NO. 2007 - 033

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR **RESEARCH PARK ACCESSORY MULTI-USE SITE**, MODIFYING PAGE 27 OF THE FLUA BY CHANGING APPROXIMATELY 28.37 ACRES OF LAND, GENERALLY LOCATED ON THE WEST SIDE OF SEMINOLE PRATT WHITNEY ROAD, APPROXIMATELY 1/2 MILE NORTH OF NORTHLAKE BOULEVARD, FROM TRANSPORTATION AND UTILITIES FACILITIES (U/T) TO CONSERVATION (CON); PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

**WHEREAS**, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners adopted amendments to the 1989 Comprehensive Plan in 2004 that were intended to facilitate the location of the Scripps Research Institute at the former Mecca Farms site in north-central Palm Beach County; and

**WHEREAS**, these amendments included a provision that the Palm Beach County Board of County Commissioners would consider an amendment to return the Mecca Farms property to the Rural Residential 1 unit per 10 acres (RR-10) designation or another appropriate designation, should the Scripps Research Institute not move forward on the Mecca site; and

**WHEREAS**, The Scripps Research Institute was eventually located at the Abacoa/Briger site in the Jupiter area; and

**WHEREAS**, on March 13, 2007, the Palm Beach County Board of County Commissioners directed staff to take all actions necessary to repeal or amend, as appropriate, the Comprehensive Plan ordinances related to the Scripps approval on the Mecca property; and

**WHEREAS**, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County,

1 conducted a public hearing pursuant to Chapter 163, Part II,  
2 Florida Statutes, on November 26, 2007, to consider adoption of  
3 the amendments; and

4 **WHEREAS,** the Palm Beach County Board of County  
5 Commissioners has determined that the amendments comply with all  
6 requirements of the Local Government Comprehensive Planning and  
7 Land Development Regulations Act; and

8 **WHEREAS,** these amendments are consistent with the compliance  
9 agreement entered into by Palm Beach County and the Department of  
10 Community Affairs.

11 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
12 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

13 **Part I. Amendments to the 1989 Comprehensive Plan**

14 Amendments to the text of the following Element of the 1989  
15 Comprehensive Plan are hereby adopted and attached to this  
16 Ordinance in Exhibit 1:

17 **A. Future Land Use Atlas page 27 is amended as follows:**

18 **Application No.: Research Park Accessory Multi-Use Site**

19 **Amendment:** From Transportation and Utilities  
20 Facilities (U/T) to Conservation (CON);

21 **General Location:** West side of Seminole Pratt Whitney Road,  
22 approximately ½ mile north of Northlake  
23 Boulevard;

24 **Size:** Approximately 28.37 acres;

25 **Part II. Repeal of Laws in Conflict**

26 All local laws and ordinances applying to the  
27 unincorporated area of Palm Beach County in conflict with any  
28 provision of this ordinance are hereby repealed to the extent of  
29 such conflict.

30 **Part III. Severability**

31 If any section, paragraph, sentence, clause, phrase, or  
32 word of this Ordinance is for any reason held by the Court to be  
33 unconstitutional, inoperative or void, such holding shall not  
34 affect the remainder of this Ordinance.

35 **Part IV. Inclusion in the 1989 Comprehensive Plan**

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

APPROVED AND ADOPTED by the Board of County Commissioners of  
Palm Beach County, on the 26th day of November, 2007.

ATTEST:

SHARON R. BOCK, Clerk

PALM BEACH COUNTY, FLORIDA,

BY ITS BOARD OF COUNTY  
COMMISSIONERS

By :

Deputy Clerk

By

Addie L. Greene, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

COUNTY ATTORNEY

Filed with the Department of State on the 4th day  
of December, 2007.



EXHIBIT 1

Amendment No.: Research Park Accessory Multi-Use Site (LGA 2004-00046)

FLUA Page No.: 27

Amendment: From Transportation and Utilities Facilities (U/T) to Conservation (CON).

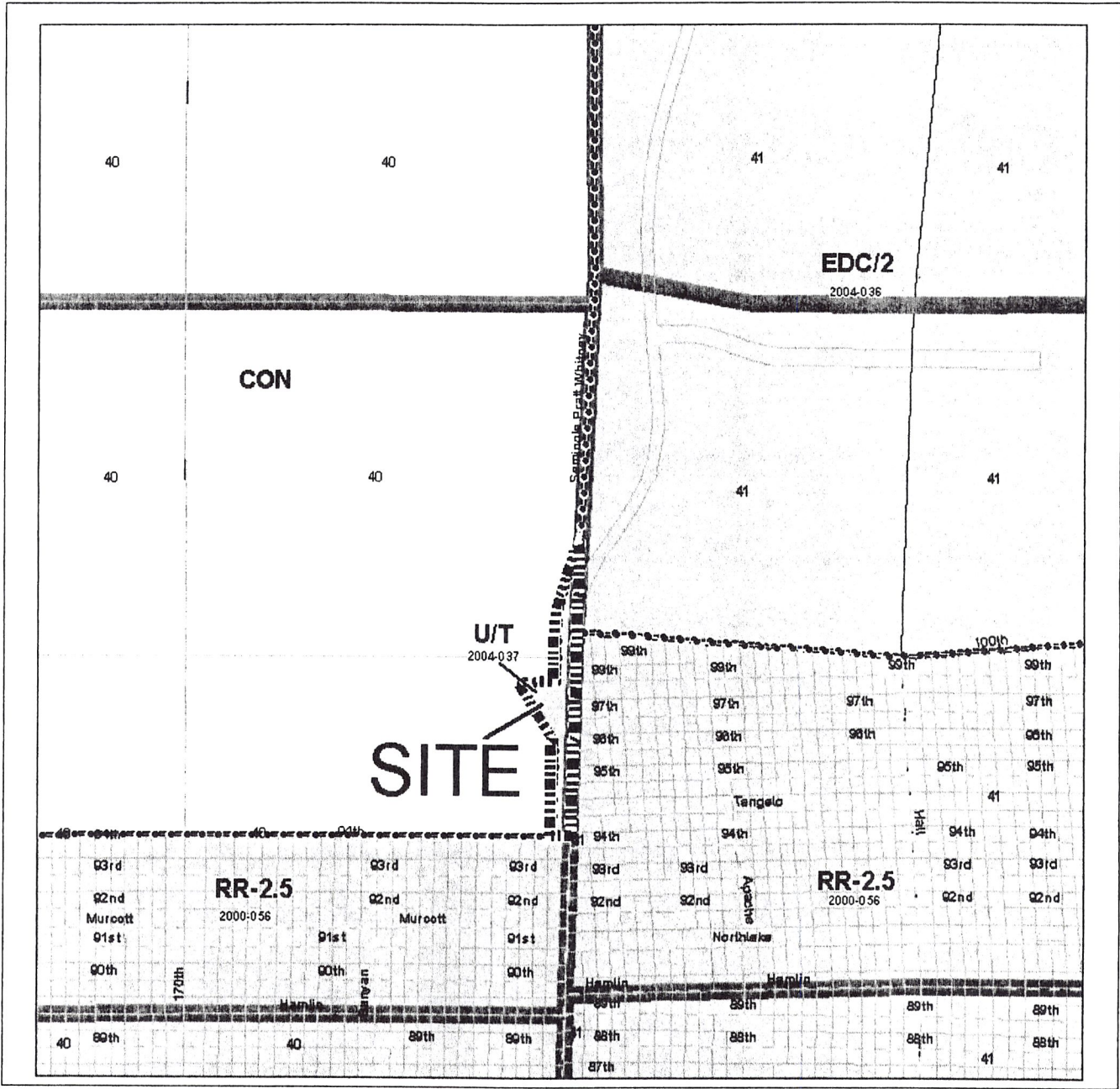
Location: West side of Seminole Pratt Whitney Road, approximately 1/2 mile north of Northlake Boulevard

Size: Approximately 28.37 acres

Property No.: 00-40-42-13-00-000-1000 (portion of)

Legal Description: See Attached

Condition: None



**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN SECTIONS 12 AND 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID RANGE 40 EAST, N01°25'15"E FOR 334.69 FEET TO THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST; THENCE CONTINUE N01°25'15" E FOR 2305.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE CONTINUE N01°25'15" E FOR 376.92 FEET TO THE NORTHWEST CORNER OF SAID SECTION 18; THENCE CONTINUE ALONG SAID RANGE LINE, N02°47'38" E FOR 1253.41 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1564.01 FEET, WHERE A RADIAL LINE BEARS S61°09'40" E; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°03'07" FOR 356.28 FEET TO A POINT OF TANGENCY; THENCE S15°47'13" W FOR 295.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2559.36 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°21'58" FOR 641.72 FEET TO A POINT OF TANGENCY ON A LINE LYING 250.00 FEET WEST OF, AND PARALLEL WITH, THE SAID EAST LINE OF RANGE 40 EAST; THENCE ALONG SAID PARALLEL LINE, S01°25'15" W FOR 761.95 FEET; THENCE N88°34'45" W FOR 627.90 FEET TO THE EASTERLY LINE OF A 185' FPL EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 765, PAGE 68, OF SAID THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE, S34°54'14" E FOR 1060.00 FEET TO SAID LINE LYING 250.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF RANGE 40 EAST; THENCE ALONG SAID PARALLEL LINE, S01°25'15" W FOR 1407.95 FEET TO THE SAID EAST-WEST QUARTER SECTION LINE OF SECTION 13; THENCE ALONG SAID EAST-WEST QUARTER SECTION LINE, N89°52'25" E FOR 250.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.37 ACRES, MORE OR LESS.

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, SHARON R. BOCK, Clerk and Comptroller  
certify this to be a true and correct copy of the original  
filed in my office on November 26, 2007  
dated at West Palm Beach, FL on 12/11/07  
By: Diane Brown  
Deputy Clerk

